



**BUILDERS. DESIGNERS. ENGINEERS.**

**TheBarnYardStore.com 1-800-628-2276**

**TIMBER FRAME ONLY**

# 26' x 28' Special Package Carriage Barn

## Post and Beam 2-Story Barn Frame

<b>Frame Price</b>	Regular Price \$33,839 - 10% Discount (\$3,384 Savings)	\$30,455
30-Minute Step by Step Timber Frame Raising Instructional Video		Included
Great Country Timber Frames Toolbox (see store for items included)		Included
Sealed Shop Drawings for Timber Frame with Foundation Plan		Included
Exterior 2D Elevation Drawing Package		\$1,500
Authentic Mortise & Tenon Post & Beam Construction (14' Bent Spacing)		Included
Eastern White Pine Timber Frame with Finished Planed Surface		Included
Traditional Wood Joinery with Hardwood Oak Pegs (no visible fasteners)		Included
6x8 Timber Sills, 8x8 Posts, 8x12 Tie Beams, 4x8 Loft Joists, 8x10 Rafter Plates, 4x8 Arched Braces, 4x4 Siding Nailers		Included
10' First Floor Ceiling Height (12'8" eave height)		Included
10-12 Roof Pitch		Included
Structural Ridge Beam with 4x8 Pine Rafters		Included
16' Transom Dormer		\$7,450
26' x 28' Upstairs Floor Space with 3' Knee-wall		Included
Heavy Timber Pine Stairway to 2 <sup>nd</sup> Floor (incl stringers, treads, risers, handrail, newel posts)		Included
1' Eave Overhangs		\$895
8x12 Cantilever Ridge Beam		\$495
24' Big Sky Timber Frame Eyebrow Roof		\$2,995
Framed Window & Door Openings per Customer Specifications		Included
All Oak Pegs & Timberlok Fasteners Required to Assemble Timber Frame		Included
Stainless Steel Concealed Knife Plates for Interior Posts		Included
Sill Sealer & 2x8 Pressure Treated Plate		Included
Faux Arch Top Gable Vents		Included

<b>Options Available</b>		
TBY Raising Supervisor to Assist Local Crew (2-days on-site)		\$10,000

**REGULAR PACKAGE PRICE**

**\$47,174**

**10% SALE DISCOUNT**  
**\$3,384**

**SALE**  
**FRAME PRICE**  
**\$43,790**

**KITS SHIPPED NATIONWIDE**

Customer responsible for forklift/unloading timbers upon delivery.

**DOES NOT INCLUDE**

General construction management, permits, site work, foundation, siding, roof decking, loft decking, roofing materials, doors, siding/roofing nails, labor to construct barn, ladder framed gable overhangs, shipping, any other items not specified above.

Shown with additional options. Travel may apply.

Ellington & Bethel, CT | 1-800-628-BARN | TheBarnYardStore.com

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